



The Oaks | New Forest Village | LS10 4GZ

£132,000

Two Bedroom Apartment | Council Tax Band B | EPC Rating C

Emsleys | estate agents

*** FIRST FLOOR APARTMENT WITH ALLOCATED PARKING AND NO CHAIN ***

Presenting an immaculate two-bedroom flat for sale, ideally situated with excellent public transport links and a wealth of local amenities nearby. This property is perfectly suited for first-time buyers or investors seeking a smart and sophisticated addition to their portfolio.

Upon entering, you are greeted by an inviting open-plan reception room, seamlessly integrated with the kitchen. The bright and airy living space is designed for both relaxation and entertaining.

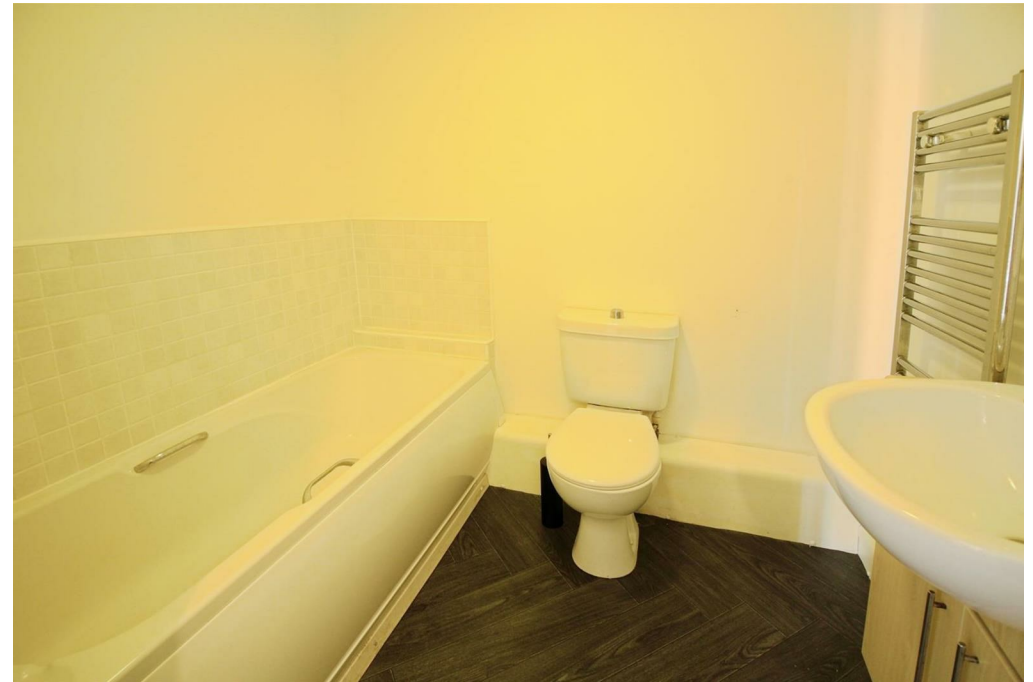
There are two generously proportioned double bedrooms. The principal bedroom boasts its own en-suite shower room, offering privacy and convenience. The second double bedroom also benefits from ample space, making it ideal for guests, a study, or a child's room.

The flat is presented in immaculate condition throughout, ensuring you can move in with minimal fuss. The property further benefits from parking adding to the convenience and appeal for both residents and visitors.

The location ensures you are only moments away from essential amenities including shops, restaurants, and leisure facilities, all while enjoying the excellent commuter connections provided by the nearby public transport links.

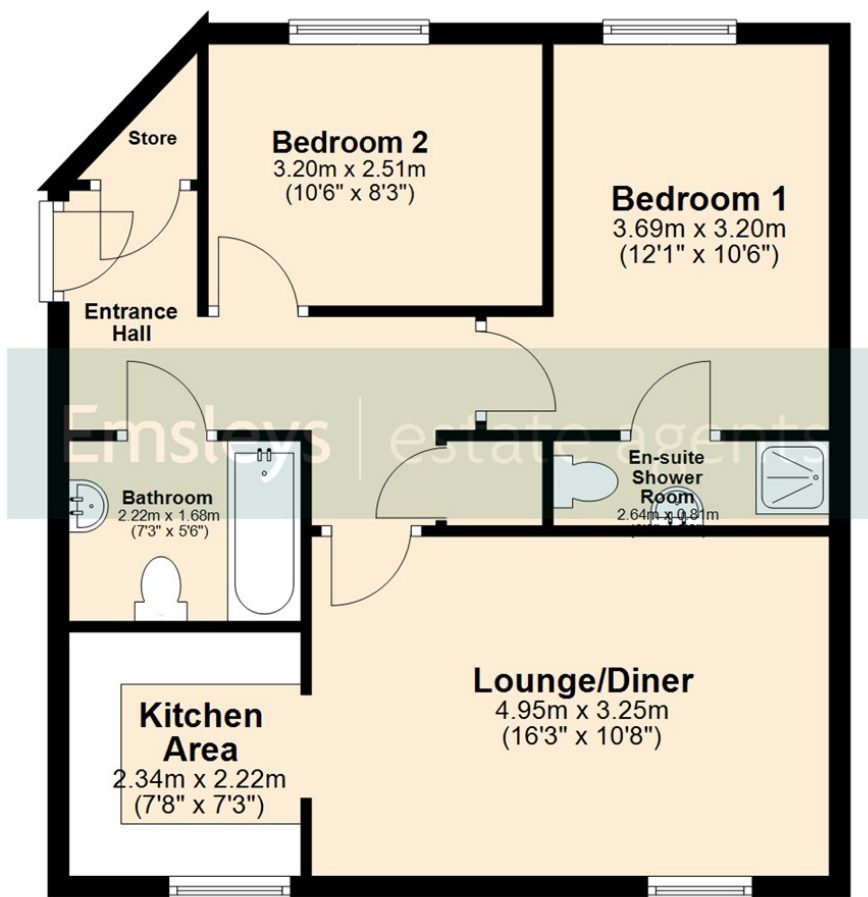
This well-appointed flat offers a harmonious blend of comfort, style, and practicality, making it a compelling choice in today's market. Viewing is highly recommended to fully appreciate the superb quality and potential of this delightful property.





Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

65 Commercial Street | Rothwell | Leeds | LS26 0QD

t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents